

094.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

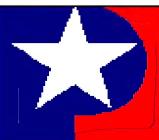
ARLINGTON

Total Card / Total Parcel

1,799,500 / 1,799,500

USE VALUE: 1,799,500 / 1,799,500

ASSESSED: 1,799,500 / 1,799,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
69		EDMUND RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	BOWERS SUTER TERESA
Owner 2:	
Owner 3:	

Street 1: 69 EDMUND RD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02474 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: HOFMANN FRIEDA -

Owner 2: -

Street 1: 69 EDMUND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 36,869 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Wood Shingle Exterior and 3376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		36869		Sq. Ft.	Site		0	70.	0.40	5			Size	-20					1,032,332						1,032,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							36869.000		767,200				1,032,300		1,799,500							
Total Card							0.846		767,200				1,032,300		1,799,500		Entered Lot Size					
Total Parcel							0.846		767,200				1,032,300		1,799,500		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		533.03		/Parcel:		533.0		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.									
TAX DISTRICT										Parcel ID		PAT ACCT.									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date											
2020	101	FV	767,000	0	36,869.	1,032,300	1,799,300	1,799,300	Year End Roll	12/18/2019											
2019	101	FV	563,700	0	36,869.	1,047,100	1,610,800	1,610,800	Year End Roll	1/3/2019											
2018	105	FV	642,600	0	36,869.	781,600	1,424,200	1,424,200	Year End Roll	12/20/2017											
2017	105	FV	605,800	0	36,869.	707,900	1,313,700	1,313,700	Year End Roll	1/3/2017											
2016	105	FV	605,800	0	36,869.	678,400	1,284,200	1,284,200	Year End	1/4/2016											
2015	105	FV	505,700	0	36,869.	575,200	1,080,900	1,080,900	Year End Roll	12/11/2014											
2014	105	FV	505,700	0	36,869.	545,700	1,051,400	1,051,400	Year End Roll	12/16/2013											
2013	105	FV	523,800	0	36,869.	519,100	1,042,900	1,042,900		12/13/2012											

PRINT		LAST REV	
Date		Date	
12/10/20		22:21:36	
mmcmakin		ASR Map:	
		Fact Dist:	
		Reval Dist:	
		Year:	
		LandReason:	
		BldReason:	
		CivilDistrict:	
		Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	6 - Colonial	1		Full Bath:	1	Rating:	Very Good	BSMT SINK. PDAS.									
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:	2	Rating:	Good										
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:	8 - Brick Veneer	50%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid   Desc: Line 1   # Units: 1									
Color:	BRICK			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	B - Good			<b>CONDOS INFORMATION</b>													
Year Blt:	1933	Eff Yr Blt:		Location:		Total Units:											
Alt LUC:		Alt %:		Floor:													
Jurisdct:	G4	Fact:	.	% Own:													
Const Mod:				Name:													
Lump Sum Adj:				<b>DEPRECIATION</b>													
<b>INTERIOR INFORMATION</b>				Phys Cond:	VG - Very Good	4.6	%										
Avg Ht/FL:	STD			Functional:													
Prim Int Wall:	2 - Plaster			Economic:													
Sec Int Wall:	1 - Drywall	35%		Special:													
Partition:	T - Typical			Override:													
Prim Floors:	3 - Hardwood			Total: 4.6 %													
Sec Floors:	6 - Ceramic Tile	25%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	125.00	Rate			Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:	2			Size Adj.:	0.96101892												
Electric:	3 - Typical			Const Adj.:	1.01741064												
Insulation:	2 - Typical			Adj \$ / SQ:	122.219												
Int vs Ext:	S			Other Features:	141984												
Heat Fuel:	2 - Gas			Grade Factor:	1.33												
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000												
# Heat Sys:	3			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	804203												
% Com Wall:		% Sprinkled:		Depreciation:	36993												
				Deprecated Total:	767210												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:						<b>IMAGE</b>			
Make:																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:				<b>AssessPro Patriot Properties, Inc</b>			
<b>PARCEL ID</b> 094-0-0004-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			